Board Meeting Date: 12/12/2022  
Board Meeting Lead By: Matt Bailey (P)  
In Attendance: Brian Graham (VP & T), Kim Gignac (S)

1. Call to Order 7:07pm
2. Roll Call – Matt Brain & Kim all present
3. Review Last Meeting Minutes – Brain motioned to approved November minutes; Kim 2nd Approved
4. Board Meeting Mantra – start meetings on a positive note with a mission statement
5. Review Website Post / Community Update – Reviewed update to be posted on website and Facebook page.
6. Legal Changes “HB22-1137” – New documents are approved pending review by Chris at Blue Hawk. Kim made motion to approved pending Chris’s review. Brian 2nd.

<https://leg.colorado.gov/bills/hb22-1137>

Review 3 documents from Altitude Law

1. Update on Property Management Company – January 1st is the target date; community will receive letter from Blue Hawk.
2. Update on Annual Meeting: February 9th @ 6:30pm will provide light refreshments ; New property management company and reserve study representatives will be present to answer questions. Need to confirm projector
3. Fence Update – Phase 1 & 2 completed on West side; stripped and painted. Moving forward we have plans for the additional phases. Will get bid from Harry to work on next Phase this is something he can start to build replacement sections over the winter to replace in the spring.
   1. He is repairing the broken fence for the home on Barnard this week.
4. Round About Flag Lighting Update – lights are still not working; we worked with the electrician to repair the lights but still are not working.
5. HOA Dues
   1. Reserve Study Update – should be complete by end of month
   2. Resident responsibilities of property will be discussed at annual meeting
6. Public Comment – none
7. Round Table –
   1. Waste stations – being taken care of by FETCH POOP
   2. All caught up on design review requests
8. Adjournment motion by Matt to adjourn 7:36 Brian 2nd.

Executive Session

Notes on file.